PRADERA

Rezone

NWC Citrus Road and Lower Buckeye Road Goodyear, Arizona

Project Narrative

Pre-Application File Number: PA17-128
Rezone Case Number: 17-200-00007

Parcel No. 502-42-007B

February 23, 2018

Submitted by:
EPS Group Inc.
for
Pradera Partners 160, LLC
c/o Philip Miller Consultants, LLC

Introduction:

Pradera is a proposed residential community located at the northwest corner of Citrus and Lower Buckeye with a current Planned Area Development entitlement for 471 lots on 160 gross acres. This application is for purpose of rezoning the Property to enhance the design of the community to offer a variety of lot sizes and home types that fit a diverse range of lifestyles and market segments. The site plan is designed to meet current market demand and ensure that opportunities exist for both first time homeowners and move up buyers.

History of zoning actions on the property:

Upon annexation to the City of Goodyear as "Fronterra" in February of 2006, the Property was originally zoned for Agricultural/Urban (AU) use. It was approved as the Pradera PAD by City Council on July 10, 2006, Ordinance 2006-1021 for a single-family detached residential community consisting of 471 homes on approximately 160 acres by Standard Pacific Homes just prior to the Great Recession.

Proposed Development Standards:

The Owner is requesting a rezoning for a portion of the Property from a PAD to R1-4 and R1-6 Single Family Residential to facilitate development of the community, to offer lot sizes that are in demand by today's homebuyer, and improve home product diversity. Specifically, the cluster homes previously approved in Phase 2 of the PAD will be amended to provide single-family detached product. The result of this rezoning will be formal entitlements to provide a more sustainable product type with the same density, while providing desirable product diversity within the development. With the rezoning, minimum lot sizes will be provided in accordance to Updated Article 3-1 and Article 3-2 of the City of Goodyear Zoning Ordinance dated November 8, 2017. See Conceptual Development Plan. The lots in Phase 2 and 3 are now proposed as 45' wide x 100' deep and 55'wide by 100' deep minimum lot sizes. The total number of lots will remain at a maximum of 471 with a net density of 2.94 dwelling units per acre (total overall all phases).

Development Standards - Single Family Districts					
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Lot Standards	Standard R1-6	Standard R1-4	Pradera R1-6	Pradera R1-4	
Minimum Lot Area (sf)	5,500	4,500	7,200	5,500	
Minimum Lot Width (ft)	55	45	60	50	
Minimum Lot Depth (ft)	100	100	120	110	
Building Form and Location					
Maximum Height (ft)	30	30	30	30	
Maximum Building Coverage	60%	60%	60%	60%	
Minimum Setbacks (ft)					

Front (1)	10	10	10	10	
Front Facing Garage	20	20	20	20	
Side	5	5	5	5	
Total Both Sides	15 (5)	15(5)	10(5)	10(5)	
Street Side (4)	10	10	10	10	
Rear	20	20	20	20	
Development Standards					
Open Space % (of net area)	15%	15%	±2!	5 %	

- (1) Front setback shall be measured to patios, livable space, and side entry garages
- (2) Setback from a public or private street that is not providing direct vehicular access to homes shall be 10 feet
- (3) Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet
- (4) Where a minimum 10 foot wide landscape tract is provided, the typical side setbacks, rather than Street Side setback applies
- (5) Total of both sides setback may be reduced to 10 feet subject to the requirements as provided in Section 3-2-3-D

Lot diversity is an important consideration, especially in West Goodyear, and as such the Pradera Zoning Amendment offers an increased variety of lot sizes throughout the development. Court homes approved under the current PAD, and in general, include by their design additional issues and provide many conflicts with elements such as fire safety/access, waste disposal vehicle access, garbage and recycle receptacle(s) placement, and parking, all contributing factors in the desire to change to preferred lot widths overall. The site maintains five (5) different lot widths in Phases 1-3 and offers a broad range of lot square footages as shown on the Onsite Lot Diversity Map. The site will also maintain a minimum of 70' lot widths along the northern boundary in Parcel A and the smallest lots will still be located in Parcel B with a minimum lot width in accordance with the Updated City of Goodyear Zoning Code Articles 3-1 and 3-2 for Standard R1-4. Pradera's five (5) different lot size choices will exceed offerings available in surrounding and nearby City of Goodyear PADs.

Additionally, Pradera overall exceeds the minimum required amount of open space provided by nearly 10% with over 40 acres (approximate 25% of total site area), and will meet or exceed the minimum required landscape tract width of 35′ feet along arterials, to provide further diversity with no limitation on 2-story homes in that location. See Onsite Lot Diversity Map and Lot Diversity Map.

The Pradera rezoning will meet the number of design elements required under COG Zoning Ordinance Article 3-2-3D, which are provided to achieve reduced side yard setbacks. Under the Ordinance, in order to achieve reduced R1-6 development standards, projects must include one amenity element, two connectivity elements, and two streetscape elements. R1-4 single-family districts must include two amenity elements, four connectivity elements, and four streetscape

elements. The design elements Pradera will offer are as follows:

Amenity Elements (2 required)

- 1. Adjacent to Community Amenity
- 2. Additional Internal Park Amenities

Connectivity Elements (4 required)

- 1. Infill Development
- 2. Trail System Connections
- 3. Lot Diversity
- 4. Additional Connectivity Elements

Streetscape Elements (4 required)

- 1. Detached Sidewalk
- 2. Shared or Clustered Driveways
- 3. Paving Material
- 4. Porches and Courtyards
- 5. Additional Streetscape Elements

Response to the Zoning Review Criteria in Section 1-3-1-D-3 of the Zoning Ordinance:

General Plan

A. Consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted.

The subject property is located in an area that is experiencing rapid growth. Goodyear is growing nearly twice as fast as most neighboring cities. According to the U.S. Census Bureau, the City of Goodyear has seen an 18.4% population increase between 2010 and 2016 and a 6.28% employment rate increase between 2014 and 2015. Current construction of regional infrastructure improvements adjacent to the property makes this site ideally positioned to provide homes that meet the demand for housing in this area of the City. Increased opportunities for employment, shopping and recreation are readily available in Goodyear and surrounding communities and particularly along freeways and principal arterial streets.

	Population Increase 2010-2016	Employment Increase 2014-2015
Buckeye	27%	7.68%
Glendale	8.60%	3.53%
Goodyear	18.40%	6.28%
Peoria	6.50%	2.49%
Phoenix	11.60%	3.75%

Pradera is adjacent to two arterial roadways on the perimeter of the site; the east-west arterial is W. Lower Buckeye Road (on the south boundary) and the north-south arterial is S. Citrus Road (along the east boundary). Durango Street is the midsection alignment and north property boundary. Interstate 10 is just over 2½ miles to the north on Citrus Road. Maricopa County (MC) Highway 85, a road of regional significance, is approximately 2½ miles south and can be accessed by traveling east on Lower Buckeye Road to Cotton Lane and then south approximately 1 mile, or west a½ mile to Perryville Road and then south. Cotton Lane, another road of regional significance, is planned to be State Route 303 and is the next major arterial alignment east of Citrus Road. Perryville Road, an arterial roadway, is located 1 mile west of the site and connects to Interstate 10 to the north and MC 85 to the south.

The proposed Pradera community is designed to be consistent with the goals of the City's General Plan, ultimately creating a long term sustainable and stable residential community that will be well served by urban services and amenities.

The City of Goodyear General Plan (approved by City Council June 23, 2014) land use designation for the Site is "Neighborhood". From the General Plan's Neighborhoods

Development Standards; Standard 25 indicates that densities up to 5 dwelling units per acre (du/ac) are appropriate throughout the "Neighborhood" category. The Pradera development proposes an overall net density of just under 3 dwelling units per acre, well within the General Plan's guidelines.

Pradera also promotes community interaction and healthy living, fitting perfectly into the City's vision statement to "Create a highly desirable and sustainable place for all to live, work, visit, and play". Under the Zoning Ordinance Section 3-2-3, a minimum 5-acre park is required for developments that are 40 acres in size or larger. Pradera exceeds this requirement with an approximately 10-acre centralized park with additional pocket parks and retention/active-passive recreation areas. The park's overall design will include picnic ramadas, barbeque areas, tot lots, a basketball court, a volleyball court and an open grass active play area. These features are proposed to provide substantial active and passive recreational opportunities within close proximity to each of the neighborhoods.

Pradera is also in compliance with ordinance 3-2-3 Trail System Connections and is supportive of the General Plan Standard 5 and Standard 31. Conceptual lotting illustrates that pedestrian and bicycle connections are provided on the perimeter and within the community to allow residents to walk or bike to nearby destinations. Primary pedestrian circulation is provided along the perimeter connecting to adjacent developments while secondary pedestrian walkways connect residents within the neighborhood and to arterial roadways. Additionally, the trail system at Pradera is designed with multiple perimeter access points with the intention of ultimately linking the project to a regionally based master trail program. Pradera's linked trail and park system is in compliance with Goodyear's General Plan objective CC-1-1 to "Create and foster complete neighborhoods" where neighborhoods include parks and spaces that encourage social interaction.

Site Suitability

B. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.

The topography of Pradera generally falls in a southeasterly direction toward the Gila River. A ridge splits the middle of the site in a north-south direction; a Roosevelt Irrigation District (RID) canal bisects the property along this same ridge line. This canal is currently used for agricultural irrigation purposes and not for stormwater drainage conveyance. The existing RID canal is proposed to be piped underground relatively in place and will be located in landscape tracts or other easements. Outfall for the RID irrigation system is designed approximately in its present location which ties to the existing canal to the south.

Offsite flows will be conveyed primarily to the outside perimeter of the property and directed to the southwest and southeast corners of the site. Retention areas will be intermittently dispersed throughout the site to assist in the overall storm water management of the community. Therefore no physical or natural features exist that would impede development of the Property as proposed with this application.

Compatibility of Uses

C. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values.

Pradera offers compatible uses to the surrounding area that is primarily zoned for neighborhoods. The requested rezone will not have an adverse impact on adjacent properties as the density remains the same as when it was first approved. The intensity of uses anticipated by surrounding neighborhood developments contribute to the product location choices within the Pradera community as the project is designed to promote sustainability and accommodate usage progression by transitioning density from moderate on the perimeter, to lower on the interior. *See Context Map.*

Land Use Consistency

D. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning.

Pradera is currently surrounded primarily by agricultural land uses with several adjacent properties currently in various stages of municipal review, approval and development. The overall net density of Pradera will remain the same at under 3 dwelling units per acre, while maintaining a maximum of 471 total lots, which is consistent and compatible with other land uses within the area.

The Las Ventanas project, with a net density of 2.77 du/ac, is planned northwest of the Pradera community. Paseo Ridge at 2.93 du/ac is located adjacent the northern boundary. Sweetwater Estates, in Maricopa County Unincorporated area with acre lots (zoned RU-43), is located to the northeast of the subject property, east of Citrus Road and north of Durango. Directly east, across Citrus Road, is the approved PAD of La Jolla Vista with an overall density of 2.89 du/ac. At the southwest corner of Lower Buckeye and Citrus Road there is a pending rezone and preliminary plat in process for Citrus Ridge, proposing a net density of 2.96 du/ac. Directly

south is the Levinson PAD with a net density of 2.77 du/ac. The Las Brisas PAD located to the southwest has a net density of 3.17 dwelling units per acre, and finally, immediately west of Pradera is a Rural-43 District of Maricopa County with a limit of 1 du/ac. See Lot Diversity Map.

Market Demand

E. Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand.

Based on a recent Belfiore Real Estate Consulting Subdivision Report, dated December 4, 2017, most subdivisions surrounding Pradera are undeveloped and/or pending development. Their research shows that only 8 out of 54 subdivisions are currently finished with only 1088 of 6707 planned units finished and ready for sale. Lots sizes similar to Pradera's proposed R1-6 and R1-4 sizes are the most in-demand sizes, as current inventory is selling out quickly. In Sim Lomas, 55'x110' lots are nearly sold out, with only 3 lots remaining of their initial 136. Villagio at Canyon Trails has only 2 of 51 lots left at 55'x115'. Travis Park lots that are 60'x115' have only 14 of 85 left to sell. Finally, Las Brisas' Discovery and Encore subdivisions, at 60'x120', have only 77 of 588 lots available. See Market Demand Map.

Public Services

F. Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment.

Pradera Partners 160 and the City of Goodyear entered into the Second Amended and Restated Development Agreement, as adopted by Resolution No. 16-1753 in April of 2016 as one of several properties participating in construction of regional infrastructure improvements. The Development Agreement reflects a development strategy that includes common core terms applicable to the West Goodyear Central Planning Area. The Second Amended Development Agreement outlines the Infrastructure Improvements, Dedications and In Lieu Payments for utilities (water and wastewater) and street improvements.

Water: Pradera is located within the water service area of the City of Goodyear and will be served with water from the City's existing booster/storage facility number 12, located south of Lower Buckeye Road between Cotton Lane and Citrus Road. The existing storage facility connects with a 24" waterline and then to a 16" water line that exists in Lower Buckeye Road from 173rd Avenue to the 183rd Avenue intersection; a 16" water line is also located in Citrus Road from Lower Buckeye to Yuma Road. An 8" "zonal" or project specific water line will be

installed in Lower Buckeye Road, as well as an 8" waterline along the 183rd Avenue Alignment along the western boundary of the site; to connect to the 12" water line currently under construction along the Durango Alignment north of the site. Any/all phases of the project will provide a looped water supply system required in the event of interruption of water supply from one direction.

Wastewater: The wastewater generated by the Pradera site and its neighboring properties will be conveyed east by gravity with outfall to a manhole recently constructed at the intersection of Lower Buckeye Road and Citrus Road. A 12" Sewer line is currently in construction along the Durango Street alignment and in Citrus Road along the east boundary. 15" and 18" sewer lines also recently constructed in Lower Buckeye Road tie to the existing trunk line in Cotton Lane.

Schools: Pradera is located within the Buckeye Union High School District and the Liberty Elementary School District #25. High school students are in the Estrella Foothills High School District, located at 13033 S Estrella Parkway in Goodyear. Elementary school students are in the Liberty Elementary School boundary, with nearest school located in Las Brisas. An Agreement of Understanding was signed on June 7, 2006 between the two school districts and Pradera. The owner is obligated to provide financial resources to the school districts for each dwelling unit to be constructed.

Fire/Police: Fire and Police will be provided by the City of Goodyear.

Public Utilities:

Utility Type	Provider Name	
Natural Gas	Southwest Gas	
Telephone	Qwest Communication	
Electric Power	Arizona Public Service (APS)	
Cable TV	Cox Communications	
Fiber Optic	Century Link	
Irrigation	Roosevelt Irrigation	
Sanitation	City of Goodyear	

Fiscal Impacts

G. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

The West Goodyear Central Planning area has historically lacked basic infrastructure necessary to support this development. Regional improvements proposed to the existing infrastructure relating to utilities, transportation and overall circulation, proposed through the Development Agreement, are needed to support the continued development of the regional area, and are currently in construction to serve this and several other projects.

Since Pradera lies within the Liberty Elementary School District and the Buckeye Union High School Districts, the developer has met with the school districts and will pay voluntary impact fees to mitigate the community's impact to the respective district facilities.

School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary (K-8) Liberty ESD	471	0.30 Students/Unit	141.3
Buckeye High School District	4/1	0.19 Students/Unit	89.49
Total			230.79

Public Participation

H. General public's concerns.

Pending Public Participation Plan. To be submitted under separate cover following Citizen Review Meeting scheduled for March 21, 2018

Orderly Growth

Whether the rezoning/amendment promotes orderly growth and development.

Pradera is designed and planned in accordance with the City of Goodyear's General Purpose of Residential Districts in the updated Zoning Ordinance dated November 8, 2017. The community provides a high quality, complete neighborhood that meets the varying lifestyles of the City's residents. Pradera is well planned and provides for balanced growth and its design standards are intended to help create a distinct and attractive neighborhood.

The onsite and offsite improvements will include three phases. The developer intends to begin construction of Phase 1 as soon as possible. Phase 1 includes the northeast portion of the development, central open space, and central section of residential extending south to Lower Buckeye Road. Phase 2 will include the southeast portion of the site and Phase 3 will encompass the west half of the site. A formal phasing plan will be provided for approval with submittal of the Preliminary Plat. See Phasing Map.

J. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

Pradera will not have a negative impact on the health, safety and welfare of the citizens of the City or the general public. Pradera is designed to be a progressive residential community, offering a variety of current, in-demand lot sizes and home types that fit a diverse range of lifestyles and market segments. The proposed site plan provides market flexibility and ensures that opportunities exist for both first time homeowners and move up buyers.

Conclusion

The development team requests your favorable consideration of this rezone application package and thanks you for your time. We look forward to continue working closely with the City of Goodyear on this project to ensure a highly successful residential community in the heart of West Goodyear.

Exhibit A

Conceptual Development Plan







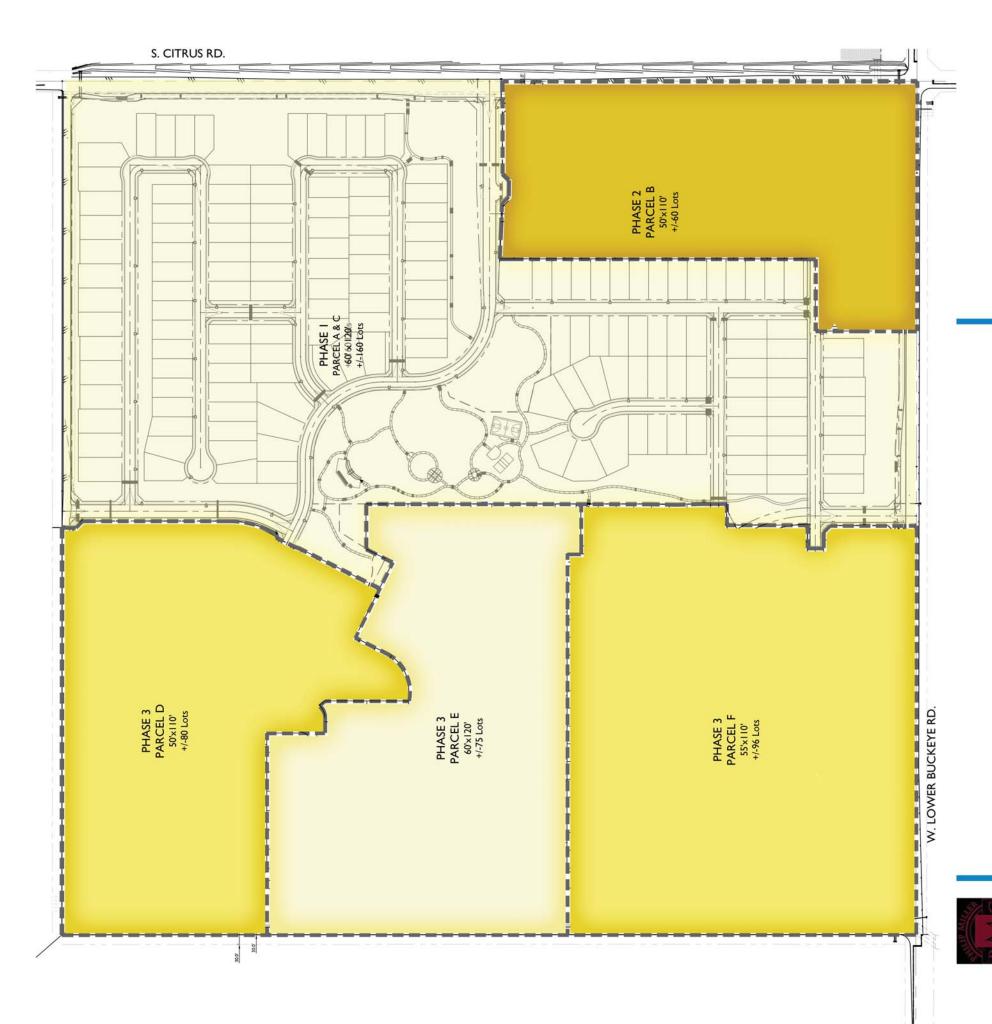


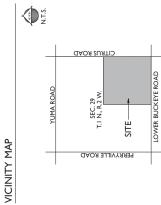
Exhibit B

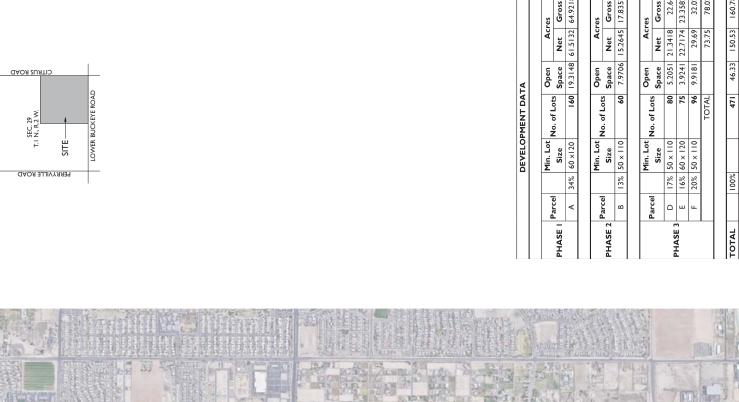
Lot Diversity Map and Lot Diversity Onsite Map

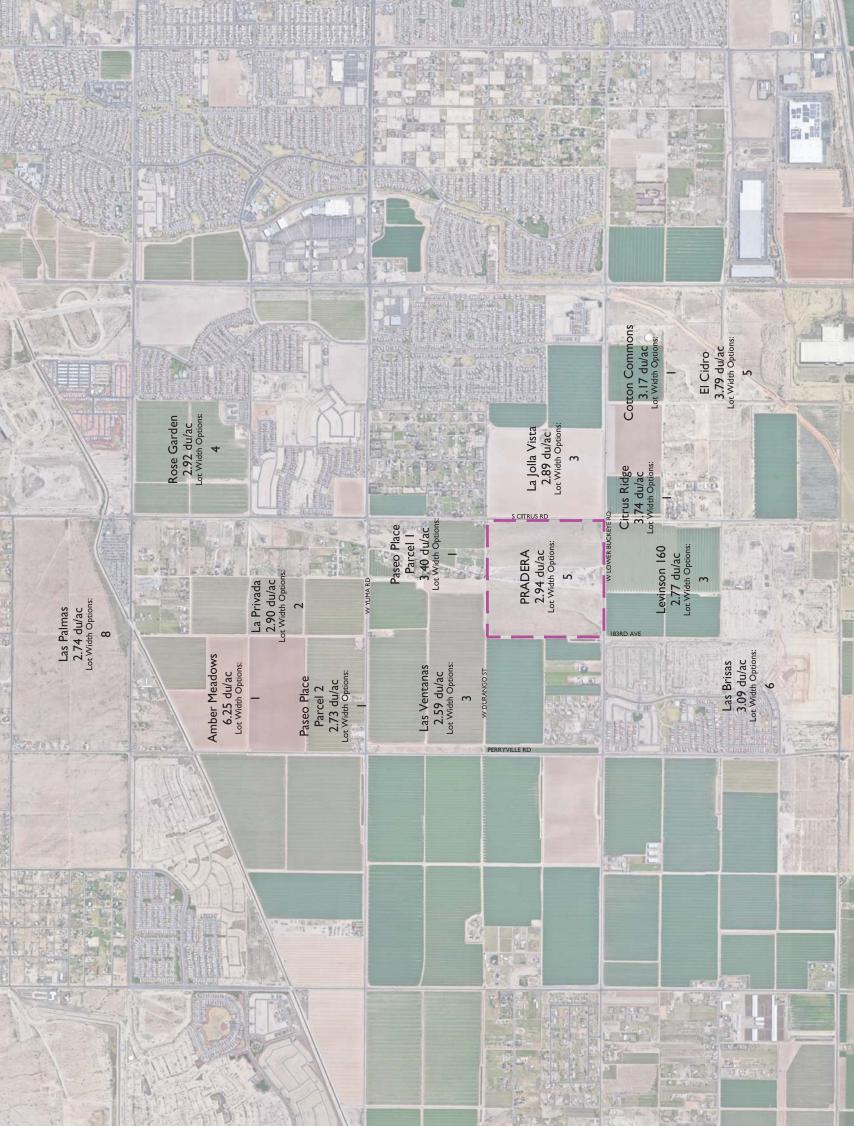




February 12, 2018





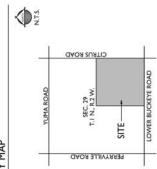












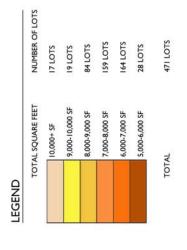




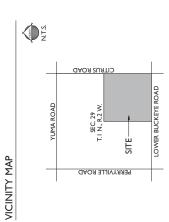


Exhibit C

Context Map

January 31, 2018





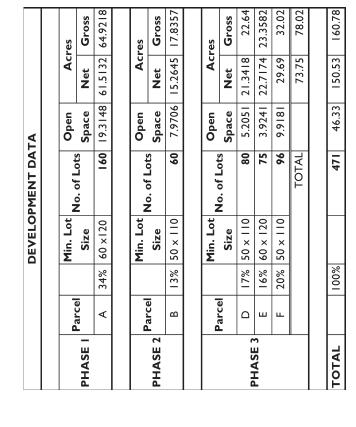




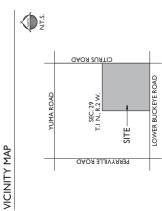
Exhibit D

Market Demand Map





January 31, 2018

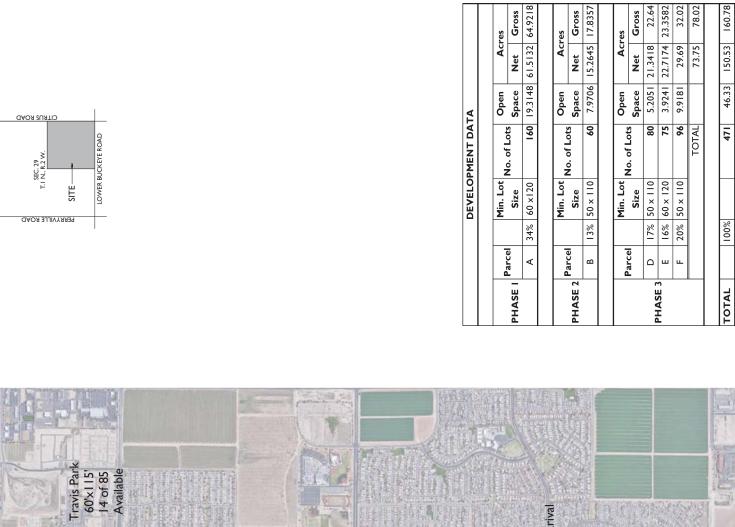


Villas 40'x65' 57 of 217 Available

Villagio at Canyon

Trails 55×115° 2 of 51 Available

La Ventilla



Canyon Trails 75'x120' 40 of 42 Available

Village 45'x110' 14 of 26 Available

Sin Lomas 55'x I 10' 3 of 136 Available

PRADERA

PERRYVILLE RD



Las Brisas
Discovery & Encore
60'x120'
77 of 588
Available

Exhibit E

Phasing Map



 80
 5.2051
 21.3418
 22.64

 75
 3.9241
 22.7174
 23.3582

 96
 9.9181
 29.69
 32.02

17% 50 × 110 16% 60 × 120

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PHASE 3

20% 50 × 110

Net Gross

 Min. Lot
 No. of Lots
 Open Space
 Acr

 Size
 No. of Lots
 Space
 Net

 50 x 110
 80
 5.2051
 21.3418

Parcel

Acres

160 19.3148 61.5132 64.9218

34% 60 × 120 Size

⋖

Net Gross

Open Space

Min. Lot No. of Lots

Parcel

PHASE I

DEVELOPMENT DATA

Acres

Acres
Net Gross

Open Space

Min. Lot No. of Lots

Parcel

PHASE 2

7.9706 15.2645 17.835

9

13% 50 × 110

В

160.78

150.53

46.33

471

%00 I

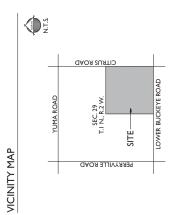
TOTAL

78.02

73.75

TOTAL







PRADERA

Exhibit F

Proposed Zone Change Exhibit

